

Red Lion Borough Council Meeting Minutes
Monday, June 10th, 2024

Members present

Cindy Barley
Amy Lau
Brady Greer
Dennis Klinedinst
Evan Hiester
Mark Holloway
Tony Musso

Others present

Dan Shaw, Borough Manager
Michelle Poole, Asst. Borough Mgr.
Mayor Gene Lau
Jeff Shue, Engineer
Mike Craley, Solicitor
Samantha Craley, Solicitor
Brett Patterson, Public Works
Stacy Myers, Recording Sec'y

Visitors

Aleksa Keithan
Paul Rego
Sandra Graham
Jen Dettinger

John Krantz
Erica Gemmill
Scott Thompson
Pastor Chris Nauta

John Brownlee
Ian Montgomery
Derek Eveler
Scott Gingrich

1. The meeting was called to order @ 7pm. Pastor Chris Nauta from St. Paul's Church offered a prayer, followed by the pledge to the flag.
2. **Approval of Meeting Minutes**
 - Mr. Klinedinst made a motion to approve the May 6th, 2024 Work Session Minutes; Mr. Hiester seconded. All were in favor; motion carried.
 - Mr. Klinedinst made a motion to approve the May 13th, 2024 Meeting Minutes; Mr. Holloway seconded. All were in favor; motion carried.
3. **Visitors & Public Comment**—the following were present to address Council:
 - **Ian Montgomery (134 W. Gay Street)** gave Council wooden name plate holders that he handmade. They were very much appreciated!
 - **Pastor Chris Nauta** reported a recent accident involving a Scout troop leader and a motorcycle rider. The troop leader was leaving the church parking lot, and due to vehicles parked close by the church entrance/exit, they were unable to see the motorcycle approaching. The Pastor suggested eliminating some parking spots nearby to improve visibility. More discussion was held on other options to improve visibility & safety, such as changing the church's driveway in/out direction, making First Avenue "one way" (which cannot be done), or placing a "pedestrian crossing" sign in the road at the time of church events. A mirror mounted across the street may help also, but permission from that property owner would need to be granted. Mayor Lau wasn't sure those mirrors are legal, but maybe the church could get permission. Pastor Chris will research some ideas.
 - **Erica Gemmill (341 W. Maple Street)** wanted to reiterate (from Work Session) her concerns about Locust Lane which is being used as an extension of the Rail Trail. Pedestrians with pets, strollers, etc. as well as bike riders are on Locust a lot, and it's a safety concern with speeding motorists. It's not a matter of if someone gets hurt, but when. After more discussion, Council suggested placing the portable speed limit sign along Locust to hopefully cut down on speeding. Brett will put the sign out this week. Erica & her husband have a meeting scheduled for 6/11 with Jeff Shue, Michelle & Dan to discuss the turnaround at the Gemmill property, but the fact of Locust being used as a trail extension can also be discussed.
 - **Derek Eveler (38 Pleasant View Street)** asked if there was a status update on Atty. Craley's research regarding ownership of Pleasant View Street. This will be discussed later under Solicitor's Report.
4. **Public Hearing**—At this time (7:15pm), Mr. Musso closed the Council meeting and opened the Public Hearing to act on a Zoning Ordinance Map Amendment for the Newcomer property at the corner of Taylor & Wise Avenues (Parcel # 82-000-02-0012.00-00000). The Ordinance has been

reviewed & recommended for approval by York County Planning Commission & the Borough's Planning Commission and has been advertised for adoption. The property, formerly the home of Grove's Tire, is zoned Industrial but is surrounded by Residential Town. The owner, Pauline Newcomer, has owned it for years & continues to pay taxes on it, but would like to sell it now. Hearing no further questions or comments from Council or the public, Mrs. Barley made a motion to approve the Zoning Ordinance Map Amendment to change the zoning for said property from Industrial to Residential Town; Mr. Hiester seconded. All were in favor; motion carried. Council meeting was reopened @ 7:18p.m.

5. **Mayor Lau's Remarks & Recommendations**—Mayor Lau stated that dirt bikes in the park are still a problem. This seems to be a growing problem in many towns, not just Red Lion. Mrs. Lau will contact Trooper Grothey to see if any follow-up was done on this issue.
6. **Public Safety**—Mr. Holloway reported:
 - Fire Company, EMA & Ambulance reports have been distributed.
 - The recent Fire Company meeting went well.
 - Brett said the speed humps that need attention (made more visible) will be addressed shortly.
 - Fire Police requests—Mr. Holloway made a motion to approve the following requests; Mr. Klinedinst seconded. All were in favor; motion carried.
 - Springfield Township, July 4th event
 - Stewartstown's Eureka Fire Company events—June 29th (fireworks), Carnival & Parade (July 22nd-July 27th)
 - New location for EMA headquarters—to be discussed at next Work Session.
 - Utility pole on First Avenue/Charles Street has been reported for repair.
7. **Solicitor's Report**—Atty. Craley reported:
 - **Pleasant View Street/E. Elm Lane follow-up**—E. Elm Lane (from Pleasant View St. to the Borough line) was adopted by the Borough in September, 1971. Then in 1999, the Borough vacated E. Elm Lane (from Boxwood Lane up to the Borough's side of Pleasant View St.). As an adopted street, the Borough has a responsibility to maintain it. Pleasant View is 528' long and 16' wide. It can be put on the schedule for Public Works' maintenance, and they have cinders/material they can spread on it, but property lines must be known. Derek Eveler had his property surveyed, some of which may be able to be used, but the Borough may need to have their own survey done to determine the actual right-of-way & boundary lines.
 - **Jehovah Witness Church**—contacted Atty. Craley's office Friday, 6/7 with questions regarding the water line extension. They forwarded a map/drawing of their property to him & John Krantz, which John forwarded to the Authority Engineer.
 - **Items for meeting agendas**—a reminder, anything Council wishes to discuss or take action on, must be on the agenda.
8. **Engineer's Report**—Jeff Shue reported:
 - **Street work**—Jeff & Borough staff continue to coordinate the Chestnut Street work with Columbia Gas. Storm sewer is now in the ground & curbing is to start next week.
 - **Amphitheater/DCED grant money**—per recommendations from staff, Jeff said DCED is willing to adjust the grant funds allocation to building the trail (through the park), parking & seating, per the amphitheater plans, but the stage structure would not be included. If the stage structure were bid with these items, Jeff foresees getting very close to the total grant amount. A temporary stage structure could be built later, if desired, but the recommended work will create the infrastructure if Council votes to build a permanent stage later. Jeff suggested bidding this work now for a Spring 2025 project, when the funds need to be spent. More discussion was held. The walkway going around the entire park is in such disrepair it's become a safety hazard. Maybe the DCED funds should be used for that replacement rather than seating & a temporary stage that will need to be maintained. Some Council were in favor of that, while others were in favor of installing the amphitheater infrastructure for a future

permanent design. The safety concern of the walkways, that are used heavily by many adults, children & pets, should take precedence.

9. **Parks and Recreation**—Mrs. Lau reported:

- **Appointing Becky Gibney as the Interim Recreation Director**—Mrs. Lau made a motion to appoint Becky Gibney to this position; Mr. Musso seconded. Mrs. Lau, as well as Michelle Poole spoke very highly about Becky and the way she has stepped into this role. The position will not be full-time, as Becky doesn't think the Rec Director **needs** to be a full-time position. She is comfortable with taking the interim role for 3-4 months to see what works for her & staff, what needs to be done, etc., before revisiting the position at that time. All were in favor; motion carried.
- **Summer Camp**—Camp started today, with 50 kids/day attending. There again, everything is going very well with Becky G. stepping in with very short notice, and special thanks to Frank for helping as well.
- **Community Building rentals**—this past month, \$1,000 rental revenue was collected.
- **Suds 'n' Song**—went really well & was well attended. A huge thank you to everyone who helped!
- **Food Truck Fridays w/movie**—1st one will be June 21st at Nitchkey Field.
- **Fireworks events**—Wednesday, July 3rd @ dusk.
- **Monday, June 24th**—next Recreation Meeting @ 7pm.

10. **Municipal Services**—Mr. Hiester reported:

- Edgewood Tank demolition was completed early-May.
- Jehovah Church contractor forwarded the plan for the water line extension that Atty. Craley referenced earlier.

11. **Public Works**—Mr. Klinedinst reported:

- He received the streetlight report that all necessary repairs were reported to Met-Ed—thank you!
- Prospect Street school crossing lights are still on before/after school hours. Brett will turn them off.

12. **Planning, Zoning & Economic Development**—Mr. Hiester reported:

- **Planning/Zoning**
 - Planning Commission continues to work on revising the sign portion of the Zoning Ordinance.
 - Resolution 2024-10—to appoint Paul Rego (36 W. Gay St.) to the Zoning Hearing Board for a term ending 12/31/2026. Mr. Hiester made a motion to adopt Resolution 2024-10; Mr. Klinedinst seconded. All were in favor; motion carried.
 - Mr. Hiester made a motion to appoint Jennifer Dettinger to the Economic Development Committee for a term ending 12/31/2026; Mr. Holloway seconded. All were in favor; motion carried.
 - Security reduction request was received from 214 N. Franklin Street. This is the 1st reduction request as all improvements related to it have been completed. Jeff Shue said money is still being withheld for outstanding items. Original surety amount was \$682,799; reduction request is \$613,323; \$68,476 is still being held. Mr. Hiester made a motion to approve the surety reduction of \$613,323; Mrs. Barley seconded. All were in favor; motion carried.
- **Economic Development**
 - Planted a garden at the entrance to Nitchkey Field
 - The library's large chair (in the park)—Snydco Mechanical Services reached out, volunteering to rehab it. Economic Development discussed holding a contest for the public to create a new design for it. The library will continue to maintain it.
 - Plans to revitalize the entryway of Fairmount Park

- Committee & Michelle met with high school representative, Sarah Warner regarding community service hours, internship possibilities & some other things.
 - Main Street Program—ROARS to work with DCED for possible grants.
13. **Administration**—Mrs. Barley reported:
- Acoustic panels for the meeting room—this was previously discussed. The 4’x8’ panels that Dan found have a shipping cost of \$970, so he wanted to confirm before ordering. Mrs. Barley made a motion to purchase the acoustic panels previously discussed; Mr. Musso seconded. All were in favor; motion carried.
 - General information—at the time Michelle Poole was hired, it was understood she would serve as Zoning Officer & Asst. Borough Manager. When Dan Shaw retires, Michelle will move into the Borough Manager position and Jay Nolt (currently Codes Enforcement) will become the Zoning Officer. That would leave an opening in Codes Enforcement. Mrs. Barley suggested starting the search process for that position now, as we only have 6 months until this occurs.
 - Mr. Klinedinst requested discussion (and/or possible action) about the curb & trim in the rear of the new offices be added to the July agenda.
 - Dan requested anyone still holding keys to the Municipal Offices, please hand them in.
14. **Communications**—nothing additional.
15. **Approval of bills**—Mrs. Barley made a motion to approve the bills; Mr. Musso seconded. Ms. Greer requested a copy of all invoices be emailed with the monthly bill list. Motion carried, meeting adjourned.
16. **Executive Session**—Council recessed to Executive Session @ 8:20pm for discussion on ArthurLee litigation & personnel issues. Council reconvened @ 8:50pm. Mrs. Barley made a motion to retain special counsel (CGA Law Firm) to handle litigation on an employment issue; Mrs. Lau seconded. All were in favor; motion carried. Mrs. Barley made a motion to approve the Navarro Wright invoices, as presented; Ms. Greer seconded. All were in favor; motion carried.
17. **Adjournment**—With no further business before Council, Mrs. Barley made a motion to adjourn @ 8:51pm. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary